



Davies Properties



76 Bolton Road

Silsden, BD20 0JY

By Auction £175,000



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Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled within the highly coveted village of Silsden, this charming cottage exudes character and potential. Boasting a layout that includes a welcoming lounge and a well-appointed kitchen on the ground floor, while the first floor features three bedrooms and a bathroom, this residence offers a comfortable living space. Outside, a quaint garden adorns the front, complemented by a small driveway leading to a single garage. Meanwhile, the rear of the property unveils a terraced patio-style garden, perfect for outdoor relaxation. Though presenting an opportunity for modernisation, this property holds promise as an enchanting family abode awaiting personal touches.

Auctioneer's Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneer's website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

GROUND FLOOR

Lounge

19'09" (max) x 15'02" (6.02m (max) x 4.62m)

With a uPVC double glazed entrance door and uPVC double glazed windows to the front and side elevations. Having a central heating radiator, feature beams to the ceiling, feature brick fireplace with stone lintels and tiled hearth and living-flame gas fire. Open staircase leading to the first floor.

Kitchen

12'11" x 8'07" (3.94m x 2.62m)

With a range of matching wall and base units with work-surfaces over and tiling to the splash-backs, incorporating a one and a half bowl resin sink unit, integrated electric oven with electric hob and recirculatory hood over. Plumbing for a washing machine and dishwasher. Also having a central heating radiator. UPVC double glazed windows to the rear elevation and uPVC double glazed door leading out to the side elevation. Stone flagged floor and a useful under-stairs storage area.

FIRST FLOOR

Landing

With feature beams, a wood-framed sash window to the rear elevation and wooden panelling to the walls.

Bedroom One

9'06" (to wardrobe fronts) x 9'03" (2.90m (to wardrobe fronts) x 2.82m)

With a uPVC double glazed window to the front elevation, central heating radiator and built in wardrobes providing useful storage space.

Bedroom Two

9'10" x 9'09" (3.00m x 2.97m)

With a uPVC double glazed window to the side elevation and a central heating radiator.

Bedroom Three

9'04" x 6'05" (2.84m x 1.96m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

6'00" x 5'07" (1.83m x 1.70m)

With a white three-piece suite comprising of panelled bath with shower over, W/C and pedestal hand wash basin. Tiling to majority of the walls and uPVC double glazed window to the side elevation.

EXTERIOR

To the front of the property is a small driveway leading to a single garage and mature shrubs. To the rear is a secluded terraced patio garden, making an ideal space to sit out in the summer months.

OTHER INFORMATION

~ Council Tax Band 'C'

~ Tenure: Freehold

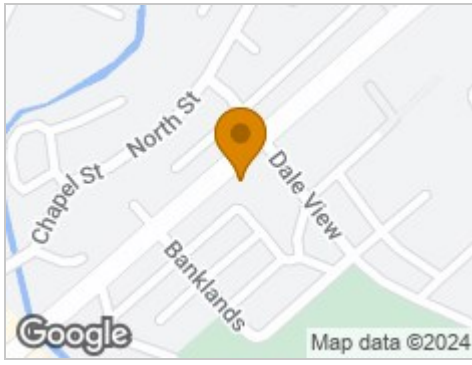
Auctioneer's Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Road Map



Hybrid Map



Terrain Map



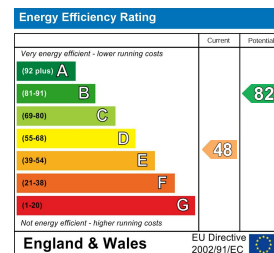
Floor Plan



Viewing

Please contact our Davies Properties Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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